

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Spokane County**

State: **WA**

PJ's Total HOME Allocation Received: **\$13,627,837**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	15		
% of Funds Committed	95.94 %	99.07 %	11	96.48 %	44	46	
% of Funds Disbursed	92.70 %	94.53 %	10	89.00 %	63	64	
Leveraging Ratio for Rental Activities	5.66	7.16	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	95.18 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	98.75 %	79.47 %	1	70.99 %	92	95	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	93.65 %	93.05 %	8	81.75 %	75	81	
% of 0-30% AMI Renters to All Renters***	57.61 %	63.22 %	10	45.84 %	67	72	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.75 %	98.92 %	7	96.12 %	53	57	
Overall Ranking:			In State:	3 / 15	Nationally:	95 96	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,936	\$26,702		\$27,889	394 Units	52.30 %	
Homebuyer Unit	\$12,288	\$20,002		\$15,632	178 Units	23.60 %	
Homeowner-Rehab Unit	\$8,904	\$20,773		\$21,037	27 Units	3.60 %	
TBRA Unit	\$5,238	\$1,862		\$3,206	154 Units	20.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane County WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$71,093	\$94,280	\$26,600
\$119,029	\$121,360	\$26,858
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.99

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	88.5	89.9	92.6	71.4
Black/African American:	2.8	1.7	3.7	14.3
Asian:	0.3	0.0	0.0	0.0
American Indian/Alaska Native:	2.0	3.9	0.0	0.0
Native Hawaiian/Pacific Islander:	0.5	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.8	0.0	0.0	0.0
Asian/Pacific Islander:	0.5	1.1	0.0	0.0

ETHNICITY:

Hispanic	4.1	2.2	3.7	14.3
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HOUSEHOLD SIZE:

1 Person:	39.2	25.3	40.7	42.9
2 Persons:	22.1	23.0	18.5	57.1
3 Persons:	17.6	23.6	11.1	0.0
4 Persons:	13.5	16.9	18.5	0.0
5 Persons:	4.6	5.6	11.1	0.0
6 Persons:	2.3	4.5	0.0	0.0
7 Persons:	0.3	0.6	0.0	0.0
8 or more Persons:	0.5	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.0	25.8	18.5	28.6
Elderly:	14.5	0.6	37.0	0.0
Related/Single Parent:	37.4	42.7	14.8	42.9
Related/Two Parent:	16.3	28.7	25.9	0.0
Other:	3.6	1.7	3.7	28.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.7	1.1 #
HOME TBRA:	2.8	
Other:	3.6	
No Assistance:	70.0	

of Section 504 Compliant Units / Completed Units Since 2001 433

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane County State: WA Group Rank: 95
 (Percentile)
 State Rank: 3 / 15 PJs Overall Rank: 96
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	98.75	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	93.65	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	99.75	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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